

**CHAPLIN ZONING BOARD OF APPEALS**

**Chaplin Library Meeting Room**

**Public Hearing Minutes**

**September 7, 2022**

Chair Bill Rose called the Public Hearing to order at 7:20 PM. Members present were Izzy Alvarez, Alternate Therese Smith, Alternate Victor Boomer. Members absent were Bill Jenkins, Rosalie Gifford, Brendan Kane, Alternate Paul Tetreault.

**ALTERNATES SEATED:**

***Motion to seat Therese Smith for Rosalie Gifford and seat Victor Boomer for Brendan Kane, made by Bill Rose, seconded by Izzy Alvarez and carried unanimously.***

Bill Rose read the Legal Notice that was published twice in the Chronicle. All application materials are available for review at the Town Hall, on the Town website or by appointment.

**SUBJECT OF HEARING**

**Application for #46 Chaplin Street, Chaplin. Sarah Zimmerman & Alan Olsen application for variance for property line setback per section 4.1 of the Chaplin Zoning Regulations.**

The Board has reviewed application to add a deck to the back of the house at 46 Chaplin Street with a 3ft. setback from the property line (requires a variance due to 25ft. setback from neighboring property required by zoning). The 3ft. setback is consistent with the distance the house is from the neighboring property line.

- Applicant Sarah Zimmerman spoke about the 40 ft. wide lot only having 20ft. setback on either side with no way to add anything without a variance (subdivisions were done before zoning).

Comments from the Public: None

**2. CLOSE PUBLIC HEARING:** The Public Hearing closed at 7:28 PM.

***Respectfully submitted by,  
Recording Clerk Kathleen Scott***